

Exhibit 8

FILED
Aug. 4, 09 10:40 AM
MICHAEL K. JEANES, Clerk
By T. T. M. C.
Deputy

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6 Attorney for AWD Ranch, Desert Plants Conservancy,
7 Niles Lipin and Mimi Pierron

8 SUPERIOR COURT OF ARIZONA
9 MARICOPA COUNTY

10 AWD Farms, LLC, an Arizona limited
11 liability company,

12 Plaintiff,

13 vs.

14 AWD Ranch, LLC, an Arizona limited
15 liability company; Desert Plants
16 Conservancy, LLC, an Arizona limited
17 liability company; Niles Lipin and Marie
18 "Mimi" Pierron

19 Defendants.

Case No.: CV2008-029422

STIPULATED JUDGMENT

(Assigned to Honorable Douglas Rayes)

20 Defendants AWD Ranch, LLC and Desert Plants Conservancy, LLC, Niles Lipin and
21 Marie "Mimi" Pierron; and AWD Farms, LLC by and through their respective attorneys hereby
22 stipulate to entry of judgment as follows:

23 1. Judgment is entered in favor of AWD Farms, LLC against AWD Ranch, LLC, Desert
24 Plants Conservancy, LLC, Niles Lipin and Marie "Mimi" Pierron, jointly and severally in the
25 amount of \$1,800,000.00.
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2. The above judgment amount will not accrue interest for the first 30 months, thereafter interest will accrue at the rate of 10% per annum.

Dated this 31 day of July, 2009.

By: Niles Lipin
Niles Lipin

Dated this 31st day of July 2009.

By: Marie "Mimi" Pierron
Marie "Mimi" Pierron

Dated this 31 day of July, 2009.

By: Niles Lipin
Niles Lipin
Member AWD Ranch, LLC

Dated this 31st day of July 2009.

By: Marie "Mimi" Pierron
Marie "Mimi" Pierron
Member Desert Plants Conservancy, LLC

By: Virginia Greenhalgh 7-31-09
Virginia Greenhalgh
Member AWD Farms, LLC

Approved as to form and content:

By: Kevin Bumstead
Kevin Bumstead
Attorney for AWD Ranch, LLC,
Desert Plants Conservancy, LLC
Niles Lipin and Marie "Mimi" Pierron

By: Dustin T. Dudley
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Attorney for AWD Farms, LLC

DONE IN OPEN COURT this 3 day of August, 2009.

HONORABLE DOUGLAS RAYES
HONORABLE DOUGLAS RAYES
SUPERIOR COURT JUDGE